

Farm For Sale

Busey Farm Brokerage



PEORIA COUNTY - FARM FOR SALE BY PRIVATE TREATY

Robert Thiemann Trust Farm

22.33 +/- Taxable Acres
Limestone Township, Peoria County, Illinois

Listing Price

22.33 Ac x \$10,300.05/Ac = \$230,000.00

Legal Description

PART OF THE SW 1/4 OF SECTION 3 TOWNSHIP 8 NORTH
RANGE 7 EAST PEORIA COUNTY (Full legal description available
upon request)

Lease/Possession

The Farm is under a cash rent lease through the 2023 crop
year.

Contact Information



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Location

The Farm is located on the corner of Maxwell and Farmington
Roads, just south of Norwood, IL, six miles West of Peoria, IL,
just west of exit 3A on I74.

Real Estate Tax Information

Parcel ID#	Acres	2021 Assessed Value	2021 Taxes Payable 2022
17-03-351-004	22.33	\$5,379.00	\$494.82

Peoria County FSA Information

Farm #	1055	Tract #	2576
Total Acres:	28.51	Cropland Acres:	21.04
Corn Base:	15.90	Soybean Base:	4.20
Farm Program:	ARC COUNTY- NONE, PLC- CORN, SOYBEAN		

Price Loss Coverage (PLC) Yields

Corn Yield:	131	Soybean Yield:	38
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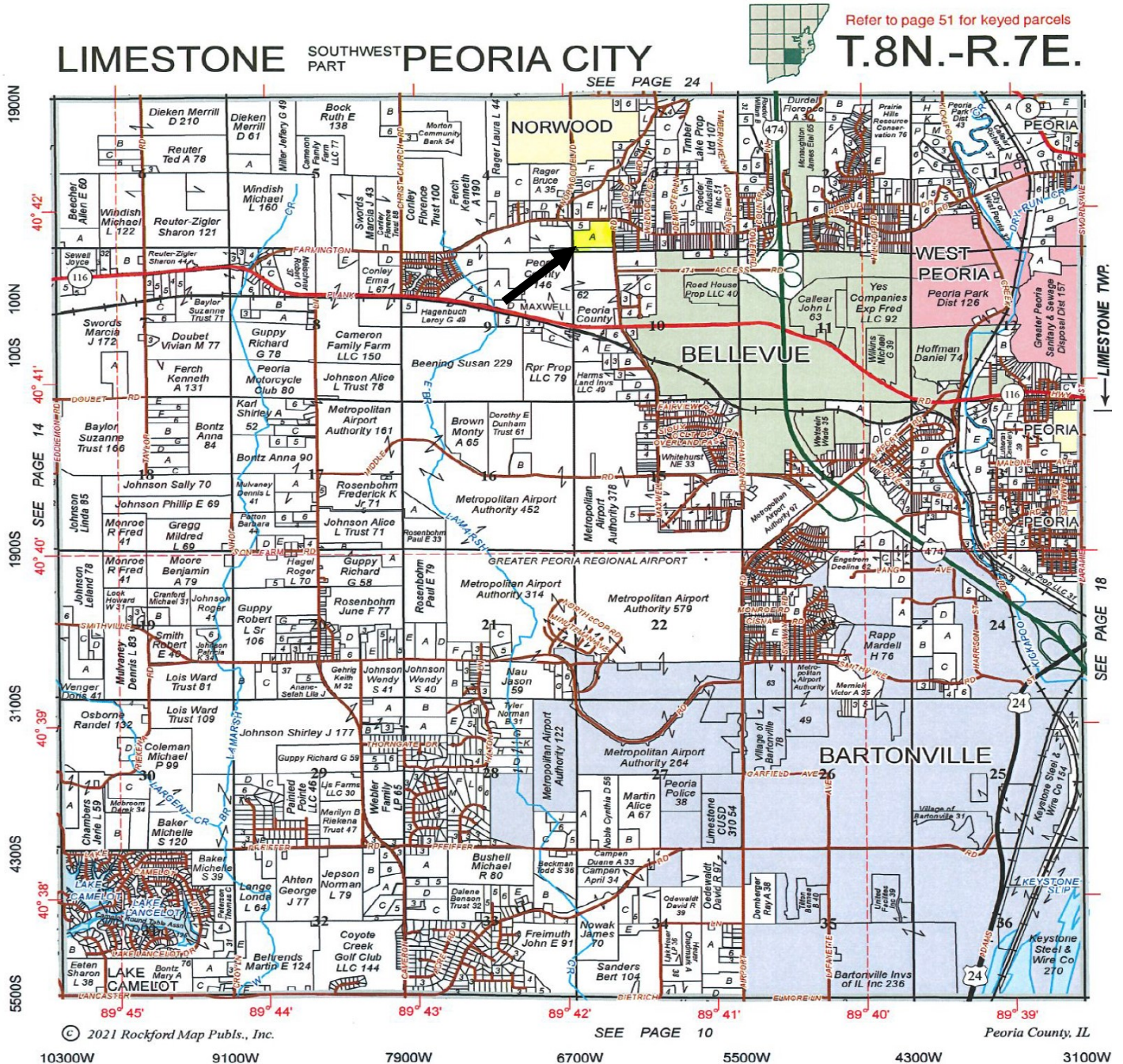
Yield History

	Corn	Soybeans
2022	Yield history has been requested but is not available at this time.	
2021		
2020		
2019		
2018		

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Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Plat Map - Robert Thiemann Trust Farm

For Sale 22.33 +/- Acres



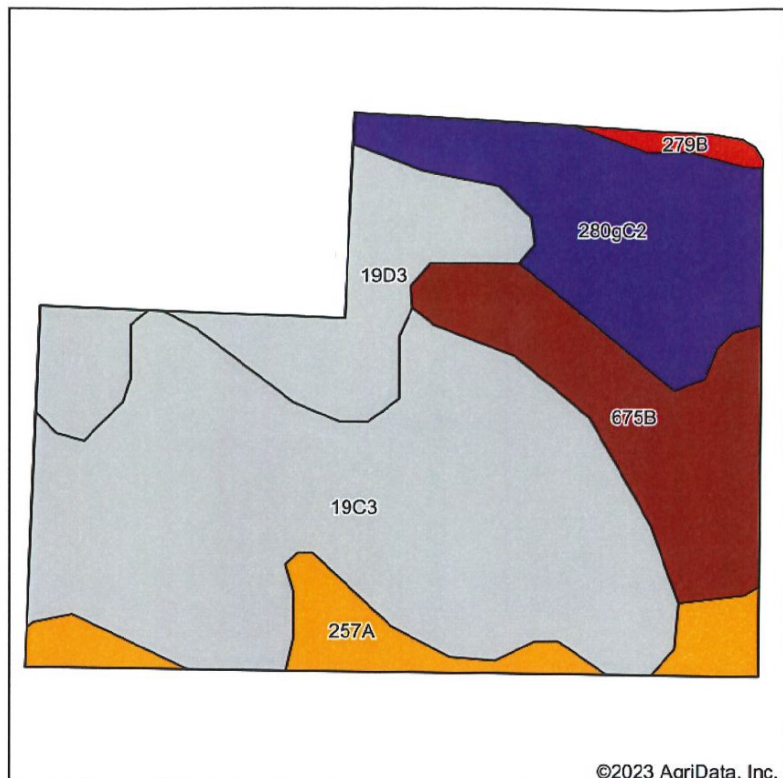
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Soil Information– Robert Thiemann Trust Farm

Soils Map



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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Peoria**
 Location: **3-8N-7E**
 Township: **Limestone**
 Acres: **22.33**
 Date: **1/24/2023**

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Maps Provided By:



Area Symbol: IL143, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	10.63	47.6%		**130	**42	**95
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	3.64	16.3%		**155	**49	**113
**675B	Greenbush silt loam, 2 to 5 percent slopes	3.09	13.8%		**182	**57	**133
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	3.05	13.7%		**122	**40	**90
257A	Clarksdale silt loam, 0 to 2 percent slopes	1.70	7.6%		174	56	128
**279B	Rozetta silt loam, 2 to 5 percent slopes	0.22	1.0%		**162	**50	**119
Weighted Average					143.8	46.1	105.3

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



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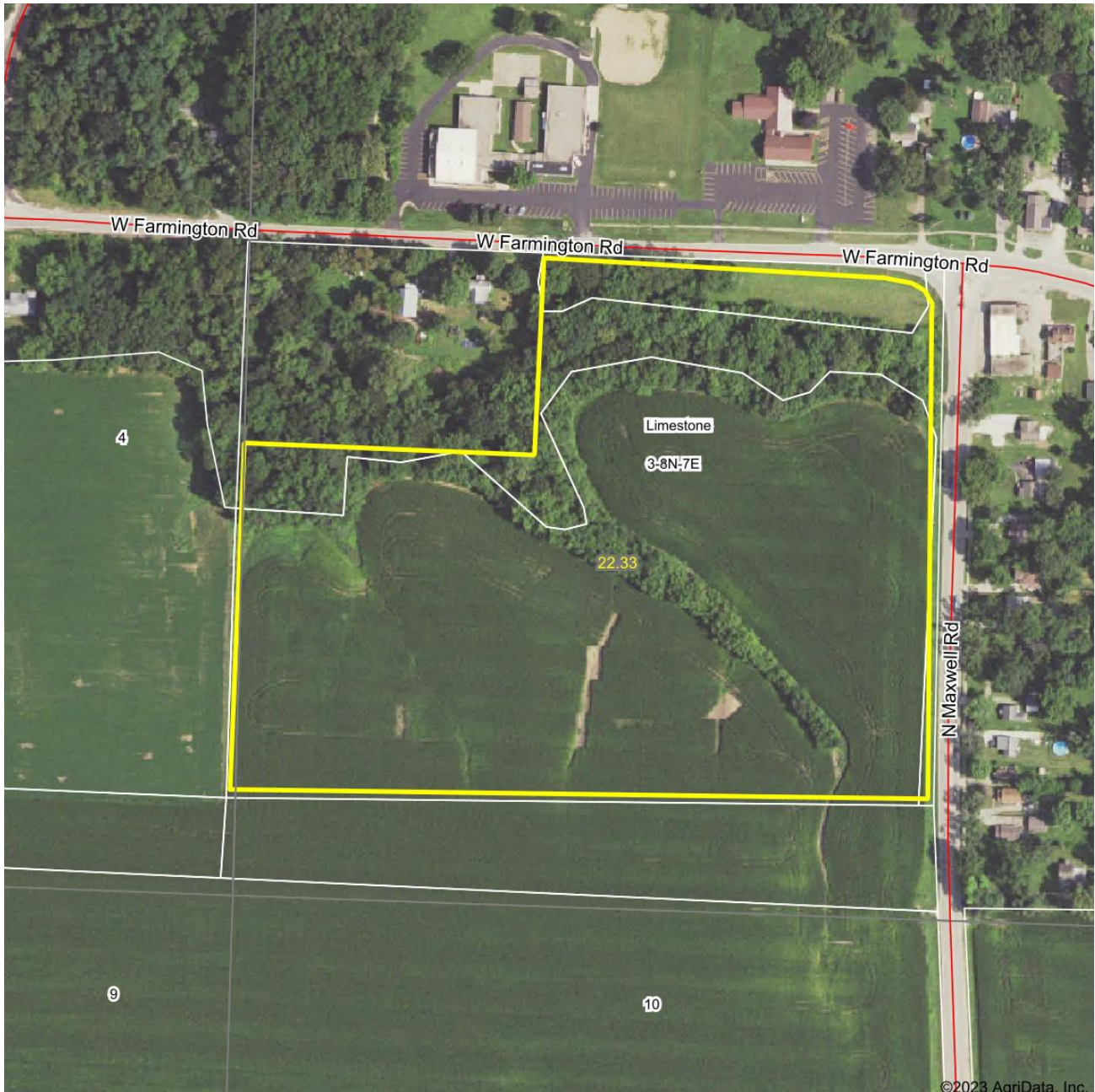
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Aerial Map– Robert Thiemann Trust Farm



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